

## **Chapter 18.06**

### **ZONING MAP AND DISTRICT BOUNDARIES**

#### Sections:

- 18.06.010 Zoning map incorporated by reference.
- 18.06.020 Districts--Designated.
- 18.06.030 Districts--Locations on zoning map.
- 18.06.040 Districts--Boundary line interpretation.
- 18.06.050 Prezoning of adjoining unincorporated area.

#### **18.06.010 Zoning map incorporated by reference.**

A map entitled "Zoning Map, City of Morgan Hill," incorporated by reference, is made a part of Division I of this title, and established as Section 18.06.010 of this division. This map shall be available for public inspection at the City Hall under the same terms and conditions as other public documents. (Ord. 559 N.S. § A (part), 1981)

#### **18.06.020 Districts--Designated.**

The several districts and regulations hereby established and into which the city is divided, are designated as follows:

- OS Open Space District
- RE Residential Estates District
- R-1 Single-family Low Density Residential District
- R-1 Single-family Medium Density Residential District
- R-2 Medium-density Residential District
- R-3 Medium-density Residential District
- RPD Residential Planned Development Combining District
- CN Neighborhood Commercial District
- CG General Commercial District
- CC-R Central Commercial/Residential District
- HC Highway Commercial District
- TUD Theme Unit Development District

PUD Planned Unit Development District  
 CS Service Commercial District  
 CO Administrative Office District  
 ML Light Industrial District  
 MG General Industrial District  
 MC Campus Industrial District  
 MO Office Industrial District  
 F-W Floodway Combining District  
 (S) Seismic Combining District  
 (H) Hillside Combining District  
 (Ord. 1135 N.S. § 7, 1993; Ord. 863 N.S. § 4, 1988; Ord. 559 N.S. § A (part), 1981)

#### **18.06.030 Districts--Locations on zoning map.**

The designations, locations and boundaries of the districts set out in Section 18.06.020 are set forth in the map designated in Section 18.06.010 of this chapter, which consists of the zoning map of the city. The map, and all materials, references, data and other information shown thereon, shall be and are adopted and made a part of Division I of this title. (Ord. 559 N.S. § A (part), 1981)

#### **18.06.040 Districts--Boundary line interpretation.**

The boundaries of the zoning districts shall be shown on the zoning map maintained in the office of the city's community development department. Where any uncertainty exists as to the boundary of a district as shown on the zoning map, the following rules shall apply:

- A. Where a boundary line is indicated as following a road, it shall be construed as following the road right-of-way centerline;
- B. Where a boundary line on the map appears to follow or coincides approximately with a lot line or property ownership line, it shall be construed as following the lot line or property ownership line;
- C. Where a boundary line is not indicated as following a road and does not follow or coincide approximately with a lot line, the boundary line shall be determined by scaled measurement of the zoning map;
- D. Where further uncertainty exists, the planning commission, upon written application or on its own motion, shall determine the location of the boundary in question, giving

due consideration to the location indicated on the zoning map, the objectives of the general plan, and the purposes set forth in the zoning district regulations. (Ord. 559 N.S. § A (part), 1981)

**18.06.050      Prezoning of adjoining unincorporated area.**

Where adjoining unincorporated land has been prezoned in accordance with the procedures prescribed in the California Government Code, the zoning district applied by the prezoning action shall become effective when such lands are annexed to the city. (Ord. 559 N.S. § A (part), 1981)